



MAYOR AND COUNCIL WORKSESSION

NO. 5 DEPT.: Community Planning and Development Services / DATE: October 14, 2004
CONTACT: Deane Mellander, Planner III

SUBJECT FOR DISCUSSION: Joint Mayor and Council and Planning Commission Worksession: Preliminary review of Preliminary Development Plan application PDP2004-00007, Upper Rock District; JBG Companies, applicant.

ORDER OF DISCUSSION:
Presentation by applicant on PDP application.

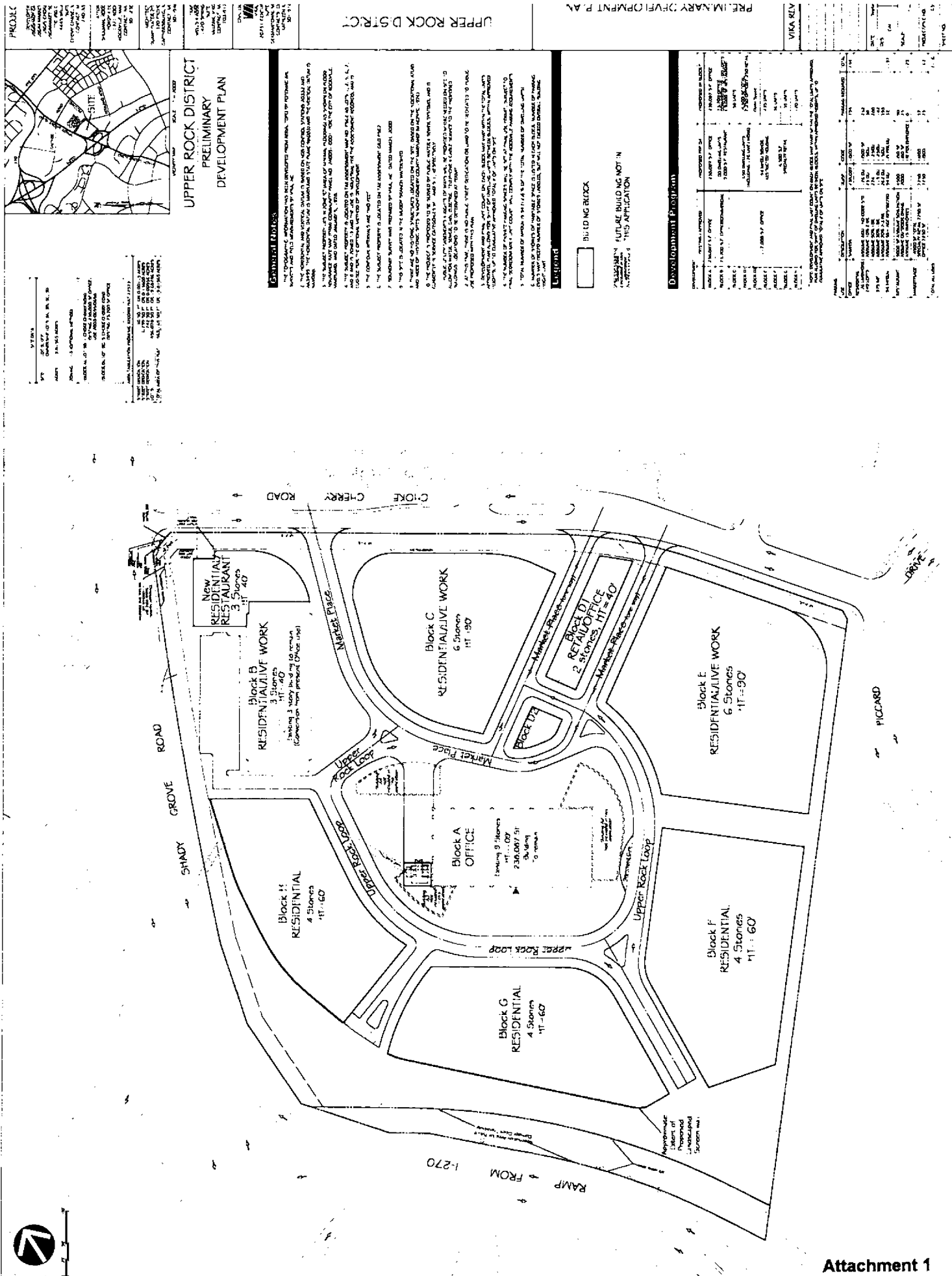
GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED: The applicant has filed an application for a Preliminary Development Plan for a mixed use development at the southwest quadrant of Choke Cherry Road and Shady Grove Road. The application calls for the retention of the existing 238,086 square foot office building, the construction of multi-family residential units including the conversion of the existing office building at 3 Choke Cherry Road to residential units, and the addition of service retail commercial and restaurants. The summary of the development proposal is as follows:

Office:	245,336 square feet
Multi-family residential:	844 units, including 94 senior housing MPDU's
Service retail:	7,250 square feet
Restaurant:	9,000 square feet

The applicant is requesting comments and direction from the Mayor and Council and the Planning Commission on this development proposal. The worksession is required by section 25-668 shortly before or after the filing of an optional method application in the I-3 Zone, the worksession is an opportunity for the Mayor and Council and Planning Commission to provide comments and direction to the applicant.

LIST OF ATTACHMENTS:

1. Summary of applicant's submittal.



Development Program

DEVELOPMENT

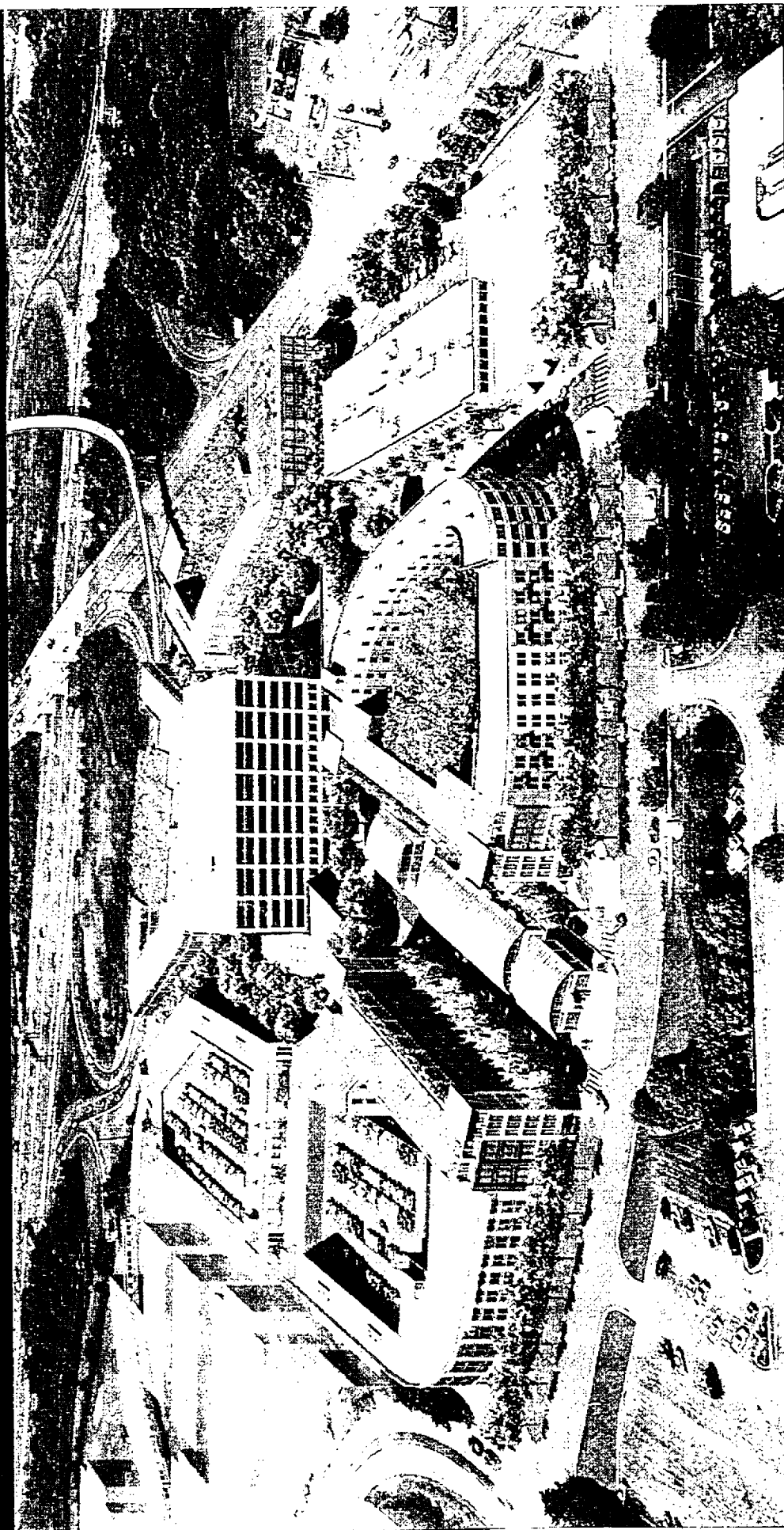
	EXISTING / APPROVED	PROPOSED PDP 04-	PROPOSED BY BLOCK*
BLOCK A	238,087 S.F. OFFICE	238,087 S.F. OFFICE	238,087 S.F. OFFICE
BLOCK B	73,700 S.F. OFFICE/COMMERCIAL	100 DWELLING UNITS 9,000 S.F. RESTAURANT	73,700 OFFICE— CONVERTED TO 100 LOFTS + 9,000 SF RESTAURANT
BLOCK C	117,008 S.F. OFFICE	650 DWELLING UNITS (INCLUDING 126 LIVE / WORK) 94 MPDU SENIOR RESTRICTED HOUSING 14,500 S.F. SPECIALTY RETAIL	158 UNITS
BLOCK D1			14,500 SF TOTAL: 7,250 OFFICE/7,250 RETAIL
BLOCK D2			Open Space
BLOCK E			235 UNITS
BLOCK F			96 UNITS
BLOCK G			135 UNITS
BLOCK H			120 UNITS

* NOTE: DEVELOPMENT AND FINAL UNIT COUNT ON EACH BLOCK MAY VARY WITHIN THE TOTAL LIMITS APPROVED; PLAN ALLOWS FOR SHIFT OF DWELLING UNITS BETWEEN BLOCKS, WITHIN APPROVED HEIGHTS, UP TO CUMULATIVE APPROVED TOTAL # OF UNITS ON SITE.

PARKING

USE	DESCRIPTION	DU/SF	CODE	PARKING REQUIRED	TOTAL
OFFICE	SAMHSA	238,087	1/300 SF	794	794
RESIDENTIAL	ASSUME 2/DU - NO CODE STD	126 DU	1/300 SF	252	1137
126 LIVE/WORK	ASSUME 10% 2 BR	25 DU	1.5/DU	38	
249 LOFTS	ASSUME 90% 1 BR	224	1.25/DU	280	
375 MF	ASSUME 30% 1 BR	113 DU	1.25/DU	142	
	ASSUME 70% 2-3 BR	262 DU	1.5/DU	393	
94 MPDU's	ASSUME 55+ AGE RESTRICTED	94 DU	1/3 PER DU	32	
RESTAURANT	9000 SF ASSUME 50% PATRON	4500	1/50 SF	90	123
	ASSUME OUTDOOR DINING	2000	1/80 SF	25	
	ASSUME 15 EMPLOYEES		1/2 PER EMPLOYEE	8	
MARKETPLACE	14500 SF TOTAL				62
	SPECIALTY RETAIL 7250 SF	7250	1/200	37	
	OFFICE 7250 SF	7250	1/300	25	
TOTAL ALL USES					2116

UPPER ROCK DISTRICT



UPPER ROCK

DISTRICT



APPLICATION FOR PRELIMINARY DEVELOPMENT PLAN
City of Rockville, Maryland

This application must be typewritten or printed and notarized and submitted to the Planning Division for filing. All items must be completed and the required documents and filing fee must accompany this application.

(NOTE: This application is not considered filed until
all required information is accepted.)

APPLICATION IS HEREBY MADE WITH THE PLANNING COMMISSION FOR ROCKVILLE FOR APPROVAL OF A PRELIMINARY DEVELOPMENT FOR THE PROPERTY DESCRIBED BELOW:

LOCATION OF PROPERTY (address) (#1, #5, #3-7-9-11) Choke Cherry Road

Subdivision Danac Technological Park Lot 9 Block

Present Zone I-3 Property size (in square feet) 863,169 SF

APPLICANT: Nancy Regelin, attorney for
Owner or Authorized Agent ONLY*

The JBG Companies

Name

4445 Willard Avenue, #400

Address

Chevy Chase, MD 20815

mhurson@jbg.com

(240) 333-3661 Matt Hurson

Telephone

OWNER OF RECORD

(if other than Applicant)

JBG/Shady Grove Land LLC

Name

JBG/M Market Square I LLC

Address

JBG/5 Choke Cherry LLC

JBG/Market Square I LLC

4445 Willard Avenue, #400, Chevy Chase, MD

(240) 333-3661 Matt Hurson

Telephone

~~WHICH TYPE OF OWNER IS THIS?~~ Attorney

Nancy Regelin, Esq.

Name Shulman, Rogers, et al.

11921 Rockville Pike, Third Floor

Address

Rockville, MD 20852

nregelin@srgpe.com

(301) 230-5224

Telephone

Gross Floor Area: 23,500 SF non-residential

Area devoted to retail sales: 7250 SF

Max. Number of employees per shift: N/A

If residential, number of units: 750 + 94 MPDU

Number of Parking Spaces

Required by Zoning Ord.: 2116

Provided: 2116

Estimated daily domestic water and sewer use:

Gals. per day: Water 232,959 Sewer 211,781

Gals. per minute: Water Sewer

Estimate Fire Protection Demand

(in GPM) 1000 GPD

To be completed by the Planning Division

Application No.

Filing Date

Filing Fee

Decision

Decision Date

Staff Contact

* A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.

THE FOLLOWING DOCUMENTS ARE TO BE FURNISHED AS A PART OF THIS APPLICATIONS AS REQUIRED BY THE PLANNING COMMISSION:

1. A written description of the plan of development clearly stating how the project will achieve the intent of the Town Center Article of the Zoning Ordinance and adopted Master Plan.
2. A concept plan (11 copies) at 100' scale, or larger, supporting the above statement and showing:
 - A. The general location and approximate height, size and uses of all proposed buildings.
 - B. A vehicular and pedestrian circulation system including public and private streets, walkways, bikeways, and parking areas (on and off site).
 - C. A system of public and private open spaces, buffers and recreational areas with estimation of acreage to be dedicated to the public or retained in private ownership.
 - D. Topography showing contour intervals at 5', existing buildings, wooded areas, water courses and 100 year flood area.
 - E. Existing features adjacent to project boundary.
3. A statement indicating how maintenance and ownership of any common facilities will be resolved.
4. A preliminary schedule of development including the time specific staging and phasing of :
 - A. Residential areas.
 - B. Nonresidential development.
 - C. The construction of streets, utilities and other improvements necessary to serve the project area (on and off site).
 - D. The dedication of land to public use.
 - E. The dedication and construction of public and private vehicle and pedestrian ways.
5. The submission of a Traffic Impact Study in conformance with the Standard Traffic Methodology for all uses that generate more than 100 vehicles trips during the peak hours as defined therein.
6. A Forest Stand Delineation Plan and preliminary Forest Conservation Plan prepared in accordance with Rockville's Forest and Tree Preservation Ordinance.

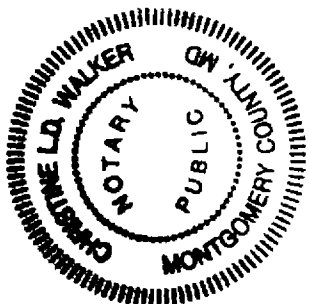
By: _____

Nancy Regelein
Signature of Applicant
Nancy Regelein, Attorney

State of Maryland

County of Montgomery

Subscribed and sworn before me this 9th day of September, ~~X000~~ 2004



Christine L.D. Walker
Notary Public

My Commission expires _____

Christine L.D. Walker
Notary Public State Of Maryland
My Commission Expires January 1, 2007

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NOTICE to APPLICANTS for

- Use Permits and Use Permit Amendments
- Subdivisions (Preliminary or Final)
- Planned Developments (PRU, RTH, CPD)
- Sediment Control Permits

As of January 1, 1993, the Rockville Forest and Tree Preservation Ordinance requires that a person filing any of the above applications shall submit a Forest Stand Delineation and a Forest Conservation Plan (when applicable).

No application for a covered permit or approval is complete until the submission required by the Ordinance are accepted as complete by the City Forester. The City Forester shall review and approve or disapprove Forest Stand Delineation and Forest Conservation Plans.

Criteria for Forest Stand Delineation and Forest Conservation Plans are contained in the forest and Tree Preservation Ordinance and Forest Conservation Manual.

The filing fee for a Forest Stand Delineation is \$100.00, plus \$5.00 per acre over ten acres.

SUBMISSION REQUIREMENTS FOR FOREST STAND DELINEATION*

	No Forest or significant tree on the tract	No Impact on Forest or significant tree on the tract	Impact on Forest or significant tree on the tract
Final Forest Stand Delineation Map			X
Site Vicinity Map	X	X	X
Stand Summary Sheets			X
Narrative on Forest Stand Conditions			X
Individual Significant Tree Summary Sheet and Map		X	X
Preliminary Conservation Worksheet		X	X
Certification that there is no forest in delineation area**	X		
Documentation establishing no activity within 50 ft. of the critical root zone of any significant tree in the delineation area		X	
Additional submission as required by the City Forester	X	X	X

*Not applicable in connection with a single recorded lot improved with an existing attached, detached, or semi-detached single-family dwelling.

**This certification must be reviewed and approved by the City Forester. The delineation area consists of the entire tract.

STANDARD TRAFFIC METHODOLOGY

When a study may be required

The Standard Traffic Methodology (STM) is a set of guidelines for the preparation of traffic impact studies within the City of Rockville, Maryland. Traffic studies are required under the following general circumstances.

In certain instances a traffic study may be required when it is determined that the traffic impact of the proposed use may be significant or the specific use generates more traffic than the general uses listed in the table.

1. Local Map Amendments that are not in conformance with the Approved and Adopted Master Plan and generate more than 100 vehicle trips during the AM or PM peak hour.
2. Exploratory or concept applications seeking to utilize "special development procedures" permitted by the Zoning and Planning Ordinance and generate more than 100 vehicle trips during the AM or PM peak hour.
3. All applications for preliminary subdivision plans involving more than 100 dwelling units.
4. All Use Permit applications that will generate more than 100 vehicle trips during the AM or PM peak hour. As a point of reference the table indicates the minimum size development that may require the submission of a traffic impact study.

General Land Use Category	Trigger for STM Study
General Office	45,000 Square Feet
General Retail	7,000 Square Feet
General Light Industrial	100,000 Square Feet
Single Family Residential	100 Units
Apartments	225 Units

5. All Special Exception applications that will generate more than 100 additional vehicle trips during the AM or PM peak hour or that require a finding by the Board of Appeals that the proposed use does not overburden public facilities.

For further information on whether a traffic study is required, please contact the City Transportation Planner.